

ZB# 88-8

Buckner Oil Service

37-1-10

#88-8 Buckner Oil Service - use/area.

Prelim,

2/8/88.

2nd Prelim:

3/14/88.

3/14/88 - Get Amended
Denial - ✓

Fees paid ✓

Notice delivered
to Sentinel

on 3/14/88 ✓ (PIC)

Variations
Granted
for Formal
Decision
3/28/88

Pd. Check
1690

(Rom.
2-2268)

P.H. -
~~① Interpretation: Bulk - R-3 M-18~~

- ① Use R-3 Restrictions
- ② Use area - close to Bulk table to R-3 zone.
- ③ Ext. mon. - conform, use
- ④ Necessary Bldg.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of

RONALD and HARRIET BUCKNER

DECISION: GRANTING
EXTENSION OF NON-
CONFORMING USE/
AREA VARIANCES

#88-8.

-----X

WHEREAS, RONALD and HARRIET BUCKNER, 21 Stonecrest Drive, New Windsor, N. Y. 12550 have made application before the Zoning Board of Appeals for extension of nonconforming use and area variances for the purposes of construction of a commercial garage to be located off Sloop Hill Drive, New Windsor, N. Y. in an R-3 zone; and

WHEREAS, a public hearing was held on March 28, 1988 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, applicant appeared with Paul V. Cuomo, P. E.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking to extend a non-conforming use and several area variances in order to allow construction of a commercial garage in an R-3 (residential) zone.

3. The evidence shows that applicant intends to construct a commercial garage to house his trucks on a parcel of property which has previously been utilized for commercial use, and therefore, is a pre-existing nonconforming piece of property.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of a reasonable use of such land since it is a pre-existing parcel which was always utilized as commercial property and that the Applicant will not be able to yield a reasonable return with the present zoning.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

4. The proposed variance will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

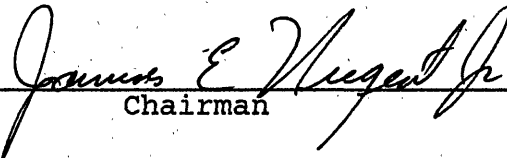
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS the following variances in accordance with plans submitted at the public hearing. (1) Extension of nonconforming use; Area variances as follows: (a) 19,727 s.f. lot area, (b) 200.02 ft. lot width, (c) 21.5 ft. frontyard, (d) 94/171 ft. sideyard, (e) 98 ft. rearyard, and (f) 100 ft. street frontage, all subject to site plan approval by the Planning Board.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: April 11, 1988.


Chairman

(Based on R-3
restrictions)

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-52

Amended: Date 19 FEB 1988

To: BUCKNER OIL SERVICE
21 STONECREST DR.
NEW WINDSOR, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 7-10-87
for ~~(Subdivision)~~ - Site Plan)
located at OFF SLOOP HILL DRIVE

is returned herewith and disapproved for the following reasons.

USE IS LOCATED IN R-3 ZONE AND USE PROPOSED
IS NOT PERMITTED BY RIGHT OR BY SPECIAL PERMIT.

SEE PLANNING BOARD MINUTES
ATTACHED (18NOV87 MTG.)

(1) Use
(2) Area

Henry Scheible
Planning Board Chairman
HENRY SCHEIBLE

Requirements ***

Min. Lot Area 20 Acres
Min. Lot Width 300 Ft.
Req'd Front Yd. 100 Ft
Req'd. Side Yd. 100/200 Ft
Req'd. Rear Yd. 100 Ft

Proposed or
Available

0.273 A
99.98 Ft
78.5 Ft
6/29
2 Ft

Variance
Request

19.727
200.02 Ft.
21.5 Ft.
94/171 Ft.
98 Ft.

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 (2) Area.

Henry Scheible
 Planning Board Chairman
 HENRY SCHEIBLE

Requirements ***

Min. Lot Area 20 Acres
 Min. Lot Width 300 Ft.
 Req'd Front Yd. 100 Ft
 Req'd. Side Yd. 100/200 Ft
 Req'd. Rear Yd. 100 Ft
 Req'd. Street
 Frontage* 100 Ft.
 Max. Bldg. Hgt. 50 Ft.
 Min. Floor Area* N/A
 Dev. Coverage* N/A %
 Floor Area Ratio** N/A

Proposed or
Available

0.273 A
99.98 Ft
78.5 Ft
6/29
2 Ft
0 Ft
13 Ft #4
N/A
N/A %
N/A

Variance
Request

19.727
200.02 Ft.
21.5 Ft.
94/171 Ft.
98 Ft.
100 Ft.
N/A
N/A
N/A %
N/A

* Residential Districts only

** Non-residential Districts only

*** Based on Most Restrictive Bulk Reg't's
 For Zone of Project.

#4 Not indicated on Plan.

Mr. Van Leeuwen: We should have a letter from the owner stating that.

Mr. Kartiganer: Thank you.

BUCKNER OIL SITE PLAN (87-52)

Mr. Paul Cuomo: We have a site plan here in a residential zone and we have an old, we have 3 tanks like an old oil depot it is in just for about forty years.

Mr. Scheible: Where is this?

Mr. Cuomo: Around Sloop Hill Road off 9W as you go to Cornwall you take a right up the hill instead of going along River Road there you take a sharp right going up the hill.

Mr. Scheible: Behind NYMA and it is tu into this hill area.

Mr. Cuomo: And Mr. Buckner would like to put a garage here a service garage with an office for his business up against the bank here. I don't know if it's been reviewed by Mark Edsall yet but there are probably some variances. I have two foot year yard. Something in the ordinance I've been able to dig it out but hopefully if we are up against railroad track you can go that close.

Mr. Babcock: There is a waiver of yard requirements if you abutt a railroad track.

Mr. Mc Carville: What zone?

Mr. Cuomo: This is in a residential zone this is non-conformance use he was in business before the zoning.

Mr. Scheible: You don't intend on having any storage tanks or anything?

Mr. Buckner: They have been here.

Mr. Scheible: I mean in addition.

Mr. Cuomo: No, they are all buried, they are all DEC approved.

Mr. Van Leeuwen: How long have you been there?

Mr. Buckner: I have been there 15 years.

Mr. Van Leeuwen: There is a building where the garage is now?

Mr. Buckner: No, just a dirt bank.

Mr. Rones: No buildings on the lot.

Mr. Buckner: No.

Mr. Mc Carville: You are going to need a variance.

Mr. Schiefer: I make a motion we approve the Buckner Oil Site Plan.

Prelim.
7:30 -
2/8/88.

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 89-52

Date 1-20-88

To: BUCKNER Oil Service 562-2268 100X120.
21 Stonecrest Drive
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 7-10-87
for (Subdivision - Site plan) Site Plan
located at Sloop Hill Drive
37-1-10

is returned herewith and disapproved for the following reasons.

IT IS AN (R3) ZONE ~~REAR~~ GARAGE AND
OFFICE BLDG. NOT permitted. Use Variance

Henry Scheide md
Planning Board Chairman

<u>(PI ZONE Regs.)</u>		
<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	80,000	11,891
		68,109

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-52Date 1-20-88

To: BUCKNER Oil Service 562-2268 100X120.
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OFFICE BLDG. NOT Permitted. Use Variance

Henry Scheide env
 Planning Board Chairman

(PI ZONE Regs.) used		
Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>80,000</u>	<u>11,891</u>	<u>68,109</u>
Min. Lot Width <u>200'</u>	<u>199.98</u>	<u>100'2</u>
Req'd Front Yd. <u>100</u>	<u>78.5</u>	<u>21.5</u>
Req'd. Side Yd. <u>50/100</u>	<u>24/5</u>	<u>26/55</u>
Req'd. Rear Yd. <u>50</u>	<u>2'</u>	<u>48'</u> * required 48-15 B.
Req'd. Street Frontage* <u>NA</u>		
Max. Bldg. Hgt. <u>4" PER FOOT</u>	<u>13ft.</u>	<u>12ft. 4in.</u> ←
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		
5.67	4.5 <u>20.66</u>	20.66 <u>sign</u>
* Residential Districts only		
** Non-residential Districts only		
<u>PARKING</u> <u>10</u>	<u>8</u>	<u>2-Parking</u>

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

88-8

Date: 03/15/88

- I. Applicant Information: BUCKNER WASTE OIL SERVICE & INDUSTRIAL
- (a) TANK CLEANING, INC., 21 Stonecrest Dr., New Windsor, NY x
(Name, address and phone of Applicant) (Owner)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

☒ Use Variance ☐ Sign Variance

☒ Area Variance ☐ Interpretation

Extension of Nonconforming Use - Sec. 48-24B(3)

III. Property Information:

- (a) R-3 Off Sloop Hill Drive 37-1-10 100 x 120 +
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 11/27/74
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use/Bulk Regs., Col. A, to allow:
(Describe proposal) Applicant seeks to construct a garage to house waste oil and industrial tank cleaning business.

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Applicant's parcel is located in an R-3 zone and is surrounded by parcels which are not conducive to residential area use, i.e. oil storage tanks. To restrict applicant to residential use would be an unnecessary hardship due to the character of the neighborhood and a reasonable return on the property would not be available if strict application of the R-3 zone were observed.

V. Area

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Cols. C,D,E,F,G,I,M & O.

(Based on R-3 Restrictions)

Requirements	Proposed or Available	Variance Request
Min. Lot Area 20 acres	0.273 acres	19.727 s.f.
Min. Lot Width 300 ft.	99.98 ft.	200.02 ft.
Reqd. Front Yd. 100 ft.	78.5 ft.	21.5 ft.
Reqd. Side Yd. 100 / 200 ft.	6 / 29 ft.	94 / 171 ft.
Reqd. Rear Yd. 100 ft.	2 ft.	98 ft.
Reqd. Street Frontage*	0 ft.	100 ft.
Max. Bldg. Hgt. 50 ft.	13 ft. *	n/a
Min. Floor Area*		
Dev. Coverage*	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

*** Based on most restrictive bulk reqt's.

* Not indicated on Plan.

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Property is less than required area; setback and parking requirements limit available building location. In order to maximize use of property and provide a workable traffic pattern, area variances are necessary.

VI. Sign Variance: n/a

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

n/a

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) ^{n/a} What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: n/a

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

See annexed Schedule A for extension of nonconforming use.

IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.
x Copy of tax map showing adjacent properties.
n/a Copy of contract of sale, lease or franchise agreement.
x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
n/a Copy(ies) of sign(s) with dimensions.
x Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date March 15, 1988

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Ronald H. Buckner
(Applicant)

BUCKNER WASTE OIL SERVICE &
INDUSTRIAL TANK CLEANING, INC.
By: Ronald Buckner

Sworn to before me this

16th day of March, 1988..

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1989.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

ADDENDUM ANNEXED TO APPLICATION OF BUCKNER WASTE OIL SERVICE & INDUSTRIAL TANK CLEANING, INC.

VIII. ADDITIONAL COMMENTS.

A nonconforming use is any use, whether of a building or tract of land or both existing on the effective date of the local law of the Town of New Windsor which does not conform to the use regulations of the district in which it is located. This applies to all nonresidence uses existing on the effective date of this local law and to uses that become nonconforming by reason of any subsequent amendments to this local law.

Applicant is seeking approval to construct a garage to house trucks incidental to the waste oil business which Applicant has operated since 1974 in the residential (R-3) zone. There are several storage tanks already existing on the property.

In accordance with Section 48-24B(3), Applicant is proposing to extend the nonconformity of the property by 30% which is allowed under this section provided that the Board of Appeals shall find that the practical difficulties prevail in operating the premises or structures in the presently existing nonconforming manner and that the proposed extension or remodeling would constitute reasonable adjustment of the existing nonconforming use or remodeling will reduce the nonconforming use.

The proposed extension will not have a deleterious effect on the neighborhood of the existing nonconforming use. The neighborhood is zoned R-3 but the residential character of the neighborhood is not present due to the preexisting storage tanks. This parcel has always been used for commercial purposes since it was purchased by Applicant in 1974.

Since a garage is proposed by Applicant, vehicles will be housed within the building.

The proposed extension will not unduly restrict fire and police protection. proposed construction.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

file

March 31, 1988

Mr. and Mrs. Ronald Buckner
21 Stonecrest Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCES
#88-8

Mr. and Mrs. Buckner:

This is to confirm that the Zoning Board of Appeals at its March 28, 1988 meeting voted to grant your above application for variances.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

Patricia A. Barnhart

PATRICIA A. BARNHART
Secretary

/pab
Enclosure

cc: Town Planning Board
Michael Babcock, B. I.
Paul V. Cuomo, P. E.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

21

February 29, 1988

Ronald & Harriet Buckner
21 Stonecrest Drive
New Windsor, NY 12550

Re: 37-1-10 Variance List 500'

Dear Mr. & Mrs. Buckner:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Christian E. Jahrling
CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp
Attachments

N & C Land Corp. ✓
262 Angola Rd.
Cornwall NY 12518

Craig, Kenneth W. & Theresia
Box 792 Sloop Hill Rd. ✓
R.D. 4
New Windsor, NY 12550

Ceely, Frank & Laura
RD 4, Box 798
New Windsor, NY 12550

Furman, John & Louise
R.D. 4 Sloop Hill Dr.
New Windsor, NY 12550

Central Hudson Gas & Electric Corp.
c/o Tax Agent ✓
South Rd.
Poughkeepsie, NY 12601

Sykes, Robert C. &
Gregory, Sigrid C. ✓
159 Main St.
Cornwall, NY 12518

San Giacomo Co. of Orange
Suite #360 ✓
300 Executive Dr.
West Orange, NY 07052

New York Military Academy
Academy Ave. ✓
Cornwall, NY 12520

RKI International Ltd. Inc.
c/o Lee E. Loksoh
Unit 47
13082 Mindanao Way
Marina Del Ray, CA 90291

Staples, Miriam R.D. 4, Box 760
Forge Hill Rd.
New Windsor, NY 12550

Maslowski, Joseph M. & Genevieve
24 Lannis Ave. ✓
New Windsor, NY 12550

Williams, Alfred F. & Joan
29 Canterbury Lane
New Windsor, NY 12550

Farrell, Frances E.
27 Canterbury Lane
New Windsor, NY 12550

Clark, Stanley J. & Sally O.
25 Canterbury Lane
New Windsor, NY 12550

Thorpe, Richard W. & Dorothy
23 Canterbury Lane ✓
New Windsor, NY 12550

Sykes, Earl W. & Isabelle S.
R.D. 4, 19 Canterbury Lane
New Windsor, NY 12550

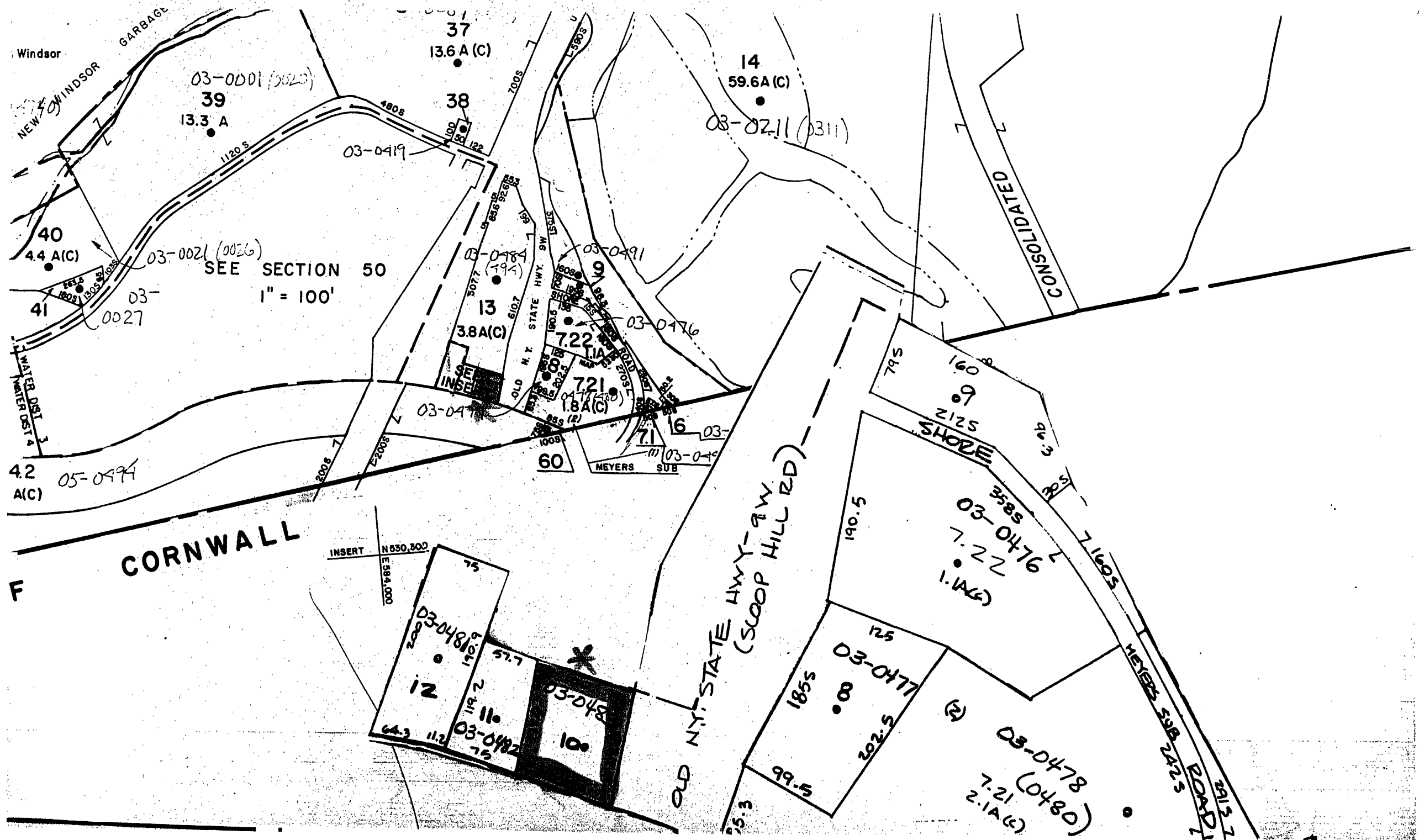
Andrews, Richard T. & Ruth S.
17 Canterbury Lane
New Windsor, NY 12550

Kane, William O. &
Rieb, Linda
13 Canterbury Lane
New Windsor, NY 12550

Casey, Walter J. & Hazel A.
11 Canterbury Lane
New Windsor, NY 12550

Valleau, Theodore A. Jr. & Catherine
9 Canterbury Lane
New Windsor, NY 12550

DePauw, Joseph H. & Judith L.
36 Canterbury Lane
New Windsor, NY 12550



PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

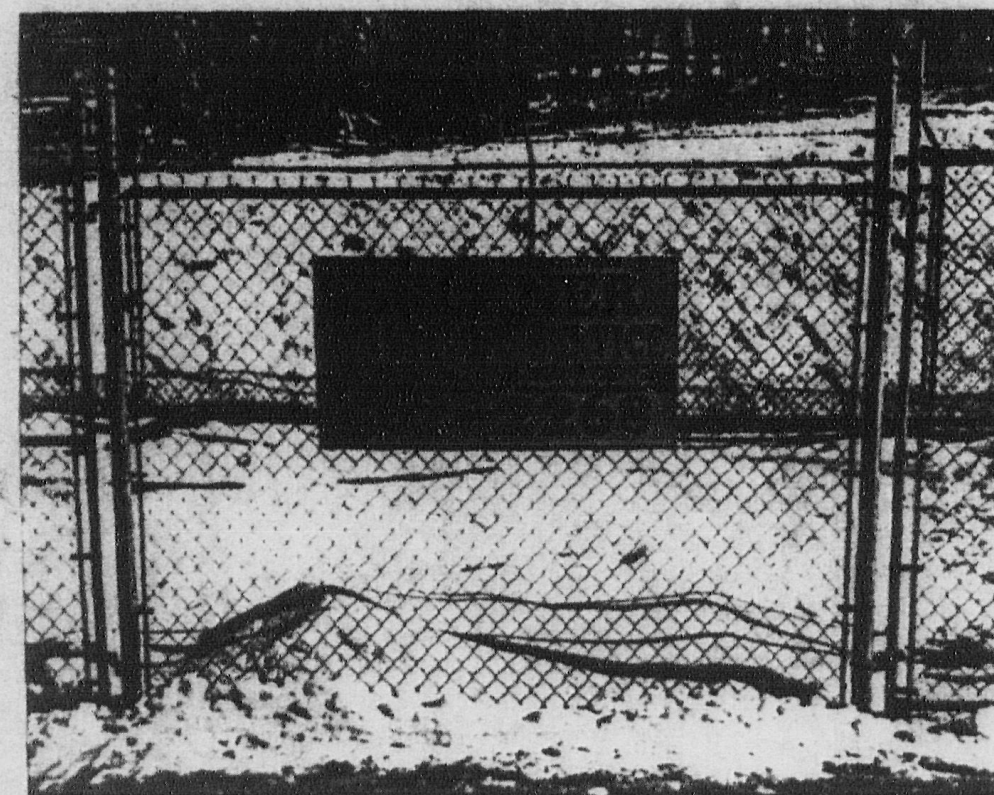
Appeal No. 8

Request of BUCKNER WASTE OIL SERVICE & INDUSTRIAL TANK CLEANING, INC. for variances of the regulations of the Zoning Local Law to permit extension of a nonconforming use by the construction of a garage in an R-3 zone with insufficient area; being a VARIANCE of Sections 48-9 Table of Use/Bulk Regulations, Col. A, 48-12 Table of Use/Bulk Regulations Cols. C, D, E, F, G, I, M and O, 48-14 - Accessory Bldgs. and 48-24B(3), Extension of nonconforming uses of the Zoning Local Law for property situated as follows:

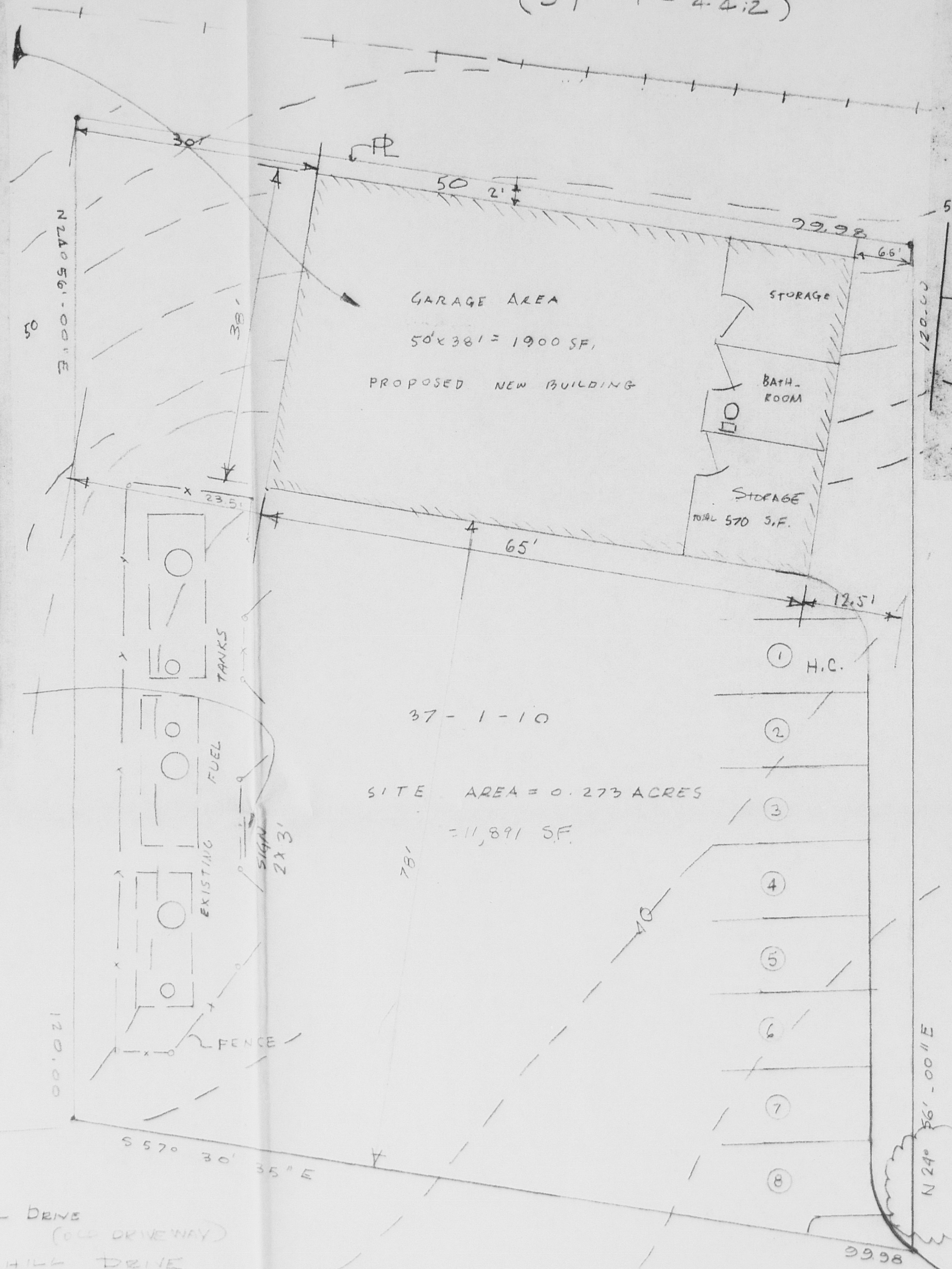
Off of Sloop Hill Drive, New Windsor, N. Y.
known and designated as tax map Section 37-
Block 1 - Lot 10.

SAID HEARING will take place on the 28th day of March, 1988 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock p.m.

JAMES NUGENT, Chairman



N/F SAN GIACOMO CO.
OF ORANGE
(37-1-442)



SIGN 2'x3'

37-1-10
SITE AREA = 0.273 ACRES
11,891 SF.

JOHN AND LOUISE
FURMAN
37-1-11

EXISTING
WELL

EXISTING
MOBILE HOME

Table of Use/Bulk Regulations Suburban Residential (R-3) ¹ Town of New Windsor											
A	B	C	D	E	F	G	H	I	J	K	L
Uses Permitted by Right	Uses by Special Permit of the Planning Board or Town Board	Minimum Lot Area (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Back Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Development Coverage (percent)
8. One-family detached dwellings, not to exceed 1 dwelling on each lot, without central water and without central sewer.	1. Residence care facilities, subject to § 48-23.2, without central water and central sewer.	43,560	125	45	20/40	50	70	35	N/A	1,200	10
9. One-family detached dwellings, not to exceed 1 dwelling on each lot, with central sewer.	2. Residence care facilities, subject to § 48-23.2, with central sewer.	32,670	100	35	15/30	40	60	35	N/A	1,000	15
10. One-family detached dwellings, not to exceed 1 dwelling on each lot, with both central water and central sewer.	3. Residence care facilities, subject to § 48-23.2, with both central water and central sewer.	21,780	100	35	15/30	40	60	35	N/A	1,000	20

NOTE: IT IS PLANNED
TO USE TOWN WATER
WITH INTERNAL SEPTIC FIELD

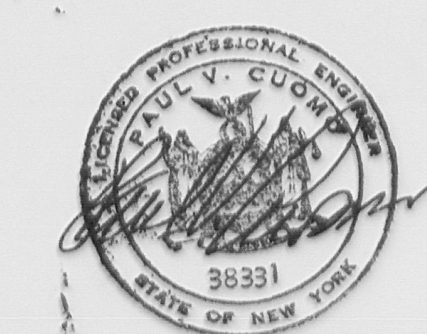
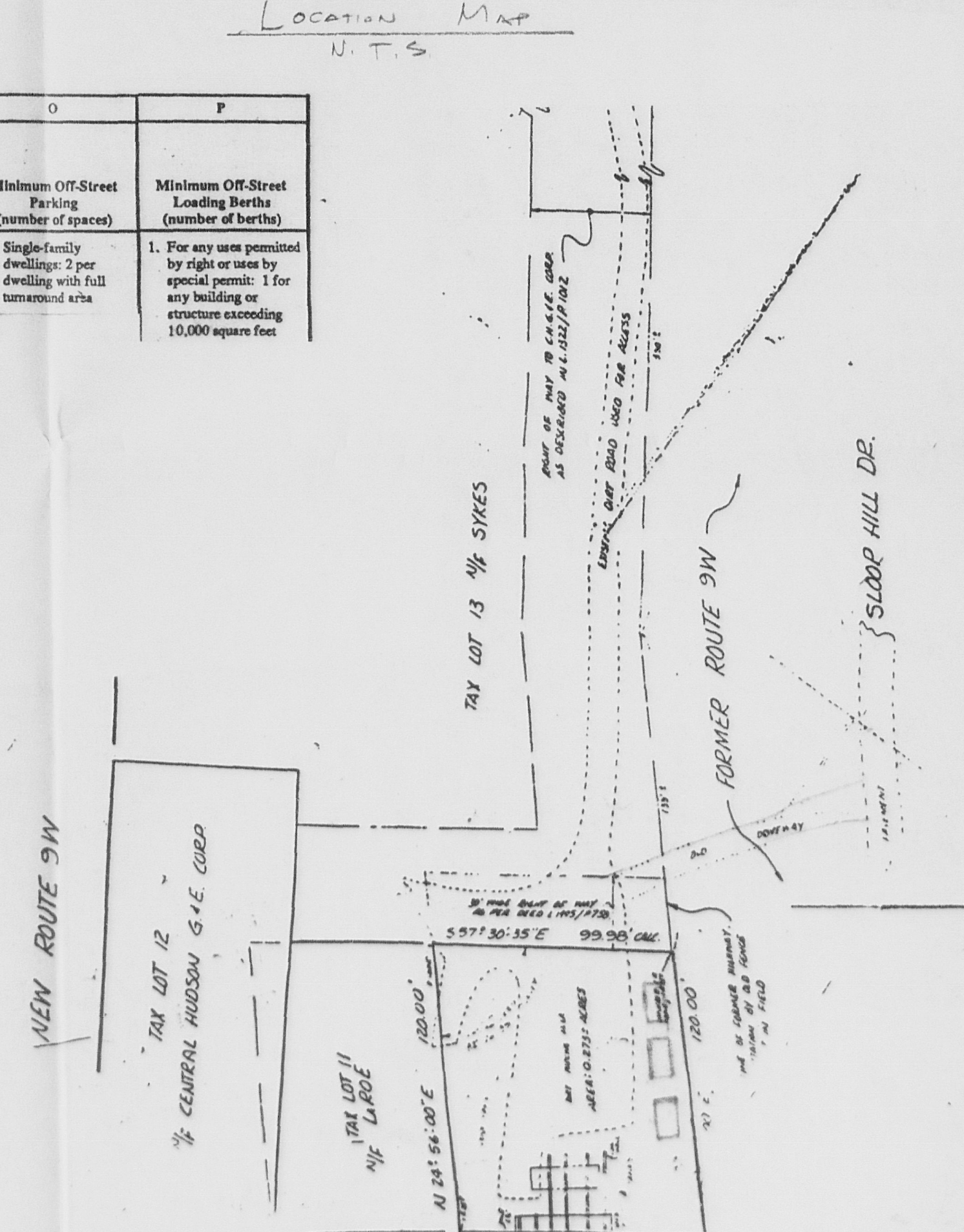
SITE IS IN ZONE (R3) SUBURBAN RESIDENTIAL
BULK DIMENSIONS PROVIDED

LOT AREA = 11,891 SF.
LOT WIDTH = 39.98 FT.
FRONT YARD = 76 FT.
SIDE YARD = 65/30.0
TOTAL BACK YARDS = 2 FT.
STREET FRONTAGE = 39.98 FT.
BUILDING HEIGHT = 15 FEET
DEVELOPMENT COVERAGE (PERCENT) = 21%

PROPOSED
SITE PLAN
1"=10'-0"

EXISTING SITE AT 1"=30'
SCALE

M	N	O	P
Permitted Accessory Uses	Permitted Accessory Signs	Minimum Off-Street Parking (number of spaces)	Minimum Off-Street Loading Berths (number of berths)
1. Accessory parking 2. Accessory loading 3. Accessory signs 4. Accessory to commercial agriculture operations, barns, silos and produce storage and packing warehouses, provided that such accessory buildings shall conform to the yard requirements for principal buildings 5. Customary home occupations 6. Garden houses, tool-houses, playhouses and garages, subject to § 48-14 7. Swimming pools, subject to § 48-21G 8. Private garages accessory to the principal use of the lot 9. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old, not more than 2 horses over 6 months old, not more than 10 fowl and not more than 2 of any other species of domestic animals, excluding, however, all pigs and cattle. No domestic animals, except dogs and cats, shall be maintained within 75 feet of any lot line. 10. Home professional office or studio of architect, artist, chiropractor, dentist, engineer, insurance broker, lawyer, musician, optometrist, osteopath, teacher, surgeon, physician, real estate broker and veterinarian, subject to § 48-21H	1. Accessory to permitted residence: 1 non-illuminated nameplate or professional sign with an area of not to exceed 2 square feet 2. For any nonresidential establishment permitted: 1 indirectly illuminated sign not to exceed 10 square feet in area, at least 25 feet from the street line, and not more than 2 non-illuminated directional signs, each not to exceed 2 square feet in sign area, provided that such signs are set back at least 10 feet from the street line 3. For any structure for sale or for rent: 1 temporary nonilluminated "for sale" or "for rent" sign not to exceed 6 square feet in area located at least 15 feet from the street line. Such temporary use shall cease within 30 days after sale or rental is consummated. Signs for any other advertising purpose pertaining to the premises of the building shall be permitted but shall not exceed 6 square feet in area nor be displayed for a period longer than 30 consecutive days. 4. Refer to § 48-18 for supplementary sign regulations. 5. Refer to § 47-27	1. Single-family dwellings: 2 per dwelling with full turnaround area	1. For any uses permitted by right or uses by special permit: 1 for any building or structure exceeding 10,000 square feet



TOLERANCES UNLESS OTHERWISE NOTED		REVISIONS NO. DATE BY		APPROVED BUCKNER WASTE OIL SERVICE NEW WINDSOR, NY	
DECIMAL	1/16"	1	2/25/2015	SITE PLAN	
FRACTIONAL	1/32"	2	3/25/2015	DRAWN BY MJS	
ANGULAR	1/4°	3	4/7/2015	SCALE AS SHOWN	
		4		DATE 2/7/2015	
		5		DRAWING NUMBER 1 OF 1	
		6			